157.0	0008	0006.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	611,800 / 611,800
					USE VALUE:	611,800 / 611,800
					ASSESSED:	611,800 / 611,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
256		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PALTER JASON
Owner 2:	
Owner 3:	
Street 1:	256 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DELLERT BRIAN -
Owner 2:	LANNQUIST HEATHER -
Street 1:	256 HILLSIDE AVE
Twn/City:	Arlington
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .077 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Clapboard Exterior and 1194 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3360.000	247,200		364,600	611,800
Total Card	0.077	247,200		364,600	611,800
Total Parcel	0.077	247,200		364,600	611,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 512.61 | /Parcel: 512.61

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 105068

GIS Ref

GIS Ref

Insp Date 10/06/18

!12348!

PREVIOUS ASSESSMENT

Parcel ID: 157.0-0008-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	247,200	0	3,360.	364,600	611,800		Year end	12/23/2021
2021	101	FV	239,600	0	3,360.	364,600	604,200		Year End Roll	12/10/2020
2020	101	FV	239,700	0	3,360.	364,600	604,300	604,300	Year End Roll	12/18/2019
2019	101	FV	209,500	0	3,360.	364,600	574,100	574,100	Year End Roll	1/3/2019
2018	101	FV	209,500	0	3,360.	307,300	516,800	516,800	Year End Roll	12/20/2017
2017	101	FV	209,500	0	3,360.	281,200	490,700	490,700	Year End Roll	1/3/2017
2016	101	FV	209,500	0	3,360.	239,600	449,100	449,100	Year End	1/4/2016
2015	101	FV	197,400	0	3,360.	208,300	405,700	405,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:26:09

LAST REV

Date	Time
06/08/21	12:50:57
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12348

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DELLERT BRIAN,	58598-465		3/1/2012		414,000	No	No		
KINGSLEY EVE M	34841-543		2/13/2002		343,750	No	No		
	20233-342		11/1/1989		193,250	No	No		Y

USER DEFINED

Prior Id # 1:	105068
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/28/2011	1897	Manual	5,000					replace termite da

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
10/24/2008	Measured	163	PATRIOT
6/4/2002	MLS	MM	Mary M
12/21/1999	Mailer Sent		
12/3/1999	Measured	268	PATRIOT
2/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3360		Sq. Ft.	Site		0	70.	1.55	7									364,560						364,600	

Total AC/HA:	0.07713	Total SF/SM:	3360	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	364,560	Spl Credit		Total:	364,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98500049
Adj $ / SQ:	146.273
Other Features:	95500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	303688
Depreciation:	56486
Depreciated Total:	247202

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

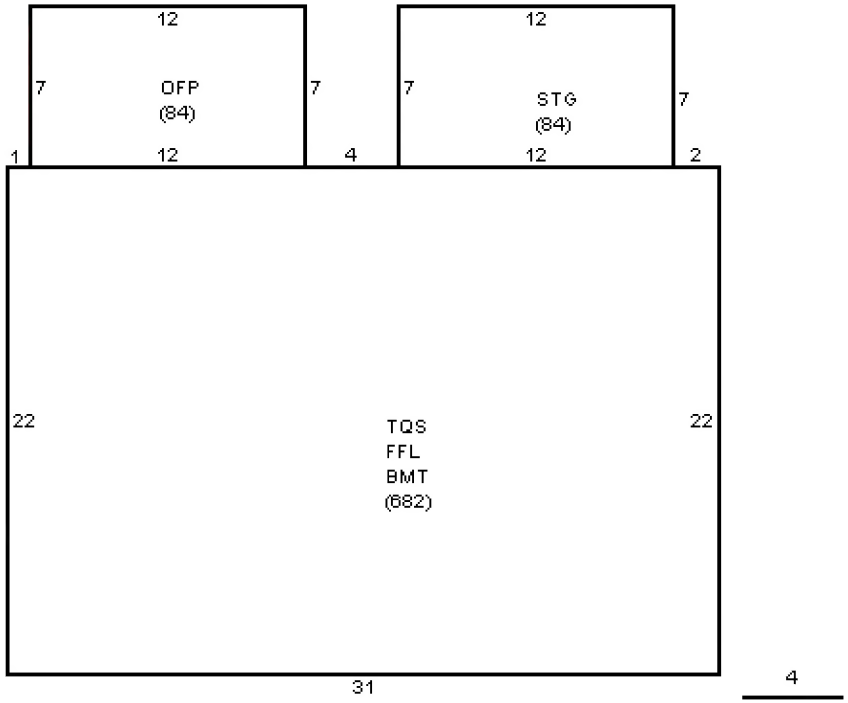
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	146.27
Special Features:	0	Val/Su Net:	120.94
Final Total:	247200	Val/Su SzAd	207.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	682	43.880	29,927
FFL	First Floor	682	146.270	99,758
TQS	3/4 Story	512	146.270	74,818
OFP	Open Porch	84	35.600	2,990
STG	Storage	84	8.260	693

Net Sketched Area:	2,044			Total:	208,186
Size Ad	1193.5	Gross Area	2214	FinArea	1194

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0008-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	